



Providence City

15 South Main Street
Providence, UT 84332
(435) 752-9441 • Fax: (435) 753-1586

PROVIDENCE CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Project Type: General Plan Amendment

Applicant: Providence City

Project Description: Amending the Moderate Income Housing Element of the Providence City General Plan

Hearing Date: August 24, 2016

Hearing Time: 6:00 PM

Hearing Location: Providence City Office Building, 15 South Main, Providence UT

Prior to making a recommendation on this project, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposed amendment to the Moderate Income Housing Element of the Providence City General Plan before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments.

If you are disabled and/or need assistance to attend the public hearing, please call 752-9441 before 5:00 p.m. on the day of the meeting.

Thank you,

Skarlet Bankhead
City Recorder

Newspaper Publication Date(s): Saturday, August 13, 2016

Posting Date: August 12, 2016

Posting Locations:

1. Providence City Office Building, 15 South Main
2. Providence City website www.providencacity.com
3. Utah Public Notice Website

Utah Code 10-9-307 amended in 2002 states:

10-9-307. Plans for moderate income housing.(1) The availability of moderate income housing is an issue of statewide concern. To this end:

(a) municipalities should afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there; and

(b) moderate income housing should be encouraged to allow persons with moderate incomes to benefit from and to fully participate in all aspects of neighborhood and community life.

(2)(a) "moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size.

Principles

Provide opportunities to develop moderate income housing by utilizing high density single-family, multi-family zones, and overlay zones.

Provide and utilize density credits to allow for higher densities while maintaining open space.

Consider higher density zoning districts in areas with existing infrastructure to minimize development costs.

Consider mixed use (density) overlay zoning districts to encourage development in areas with existing infrastructure.

Master Plan Directive

Planning housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Providence residents currently enjoy is an important part of the Master Plan. Current zoning districts allow for single-family lots as small as 6,000 sq. feet with minimum frontages of 60 feet and multi-family structures to allow development to maximize the return of infrastructure expense.

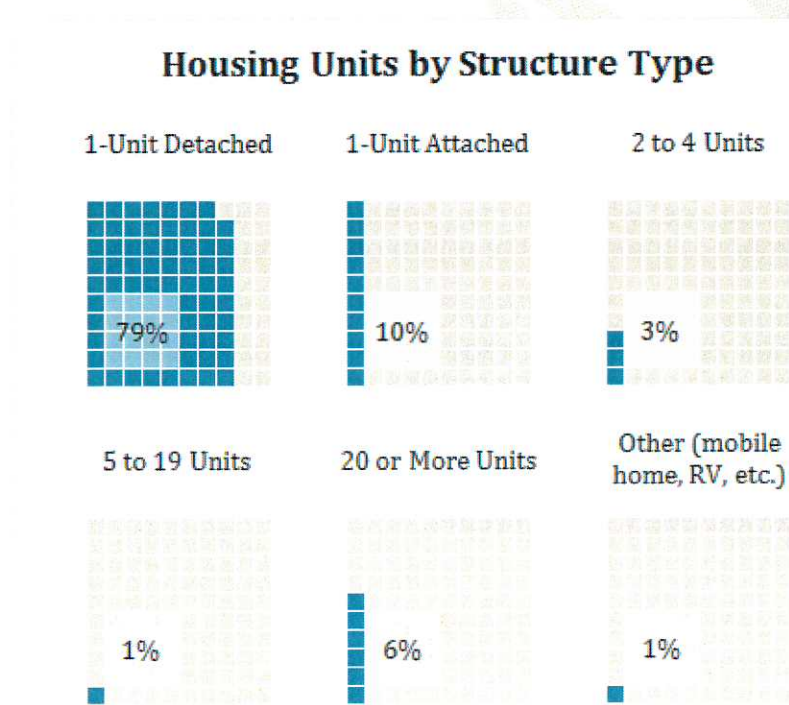
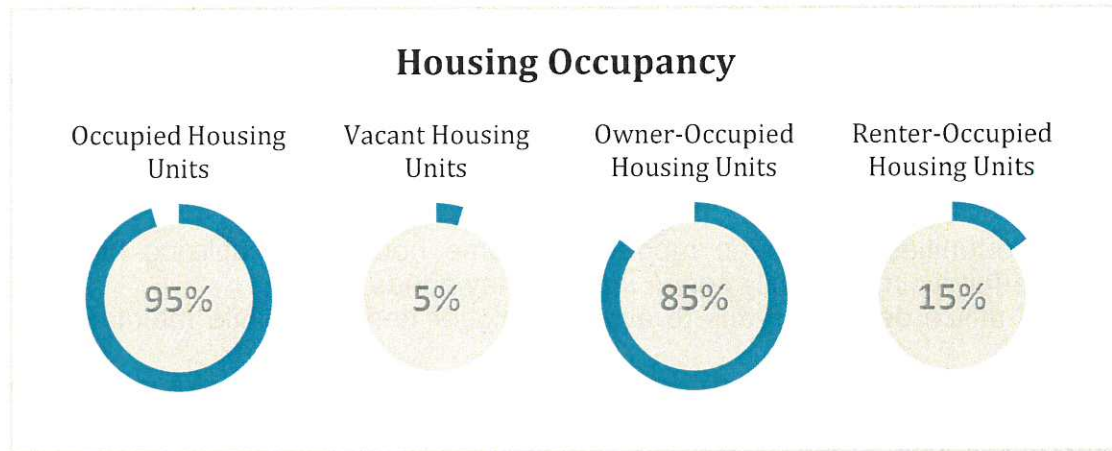
It is the goal of this directive to enforce and develop City Code requirements for property maintenance to ensure well maintained properties, regardless of housing value. Thus keeping with the zoning principles to "protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City."

It is required that the median income and percentage of dwelling units that qualify as moderate income housing be reviewed every two (2) years.

A. PROVIDENCE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

Housing Stock

As of the 2010 U.S. Census, there were 2282 housing units in Providence, Utah. Of those units, 2174 (95.3 percent) are occupied and 108 (4.7 percent) are vacant. Owner-occupied units make up the majority (85.3 percent) of the city's housing stock, while renter-occupied units account for 14.7 percent of the city's housing stock.



Providence's housing stock consists of 1715 (79 percent) single-unit detached homes, 221 (10.2 percent) single-unit attached homes, 63 (2.9 percent) two- to four-unit structures, 20 (0.9 percent) five- to nineteen-unit structures, 126 (5.8 percent) structures with twenty or more units, and 26 (1.2 percent) other structure types, such as RVs and mobile homes. Given that 79 percent of the city's housing stock is made up of single-unit detached homes, Providence may want to consider whether

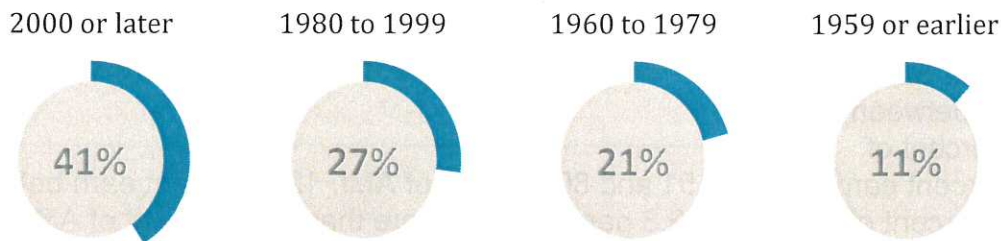
a more diversified housing stock would benefit current and future residents.

In terms of unit size, Providence's housing stock consists of 0 units with no bedrooms, 14 units with one bedroom, 831 units with two or three bedrooms, and 1326 units with

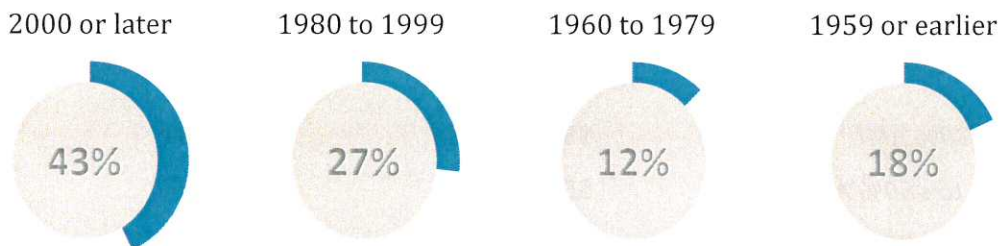
four or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Providence, 12.8 percent of residential structures were built in 1959 or earlier, 18.9 percent were built between 1960 and 1979, 26.9 percent were built between 1980 and 1999, and 41.4 percent were built in the year 2000 or later. With 31.7 percent of the city's housing stock constructed before 1979, the city may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.

Owner-Occupied Housing Units by Year Built



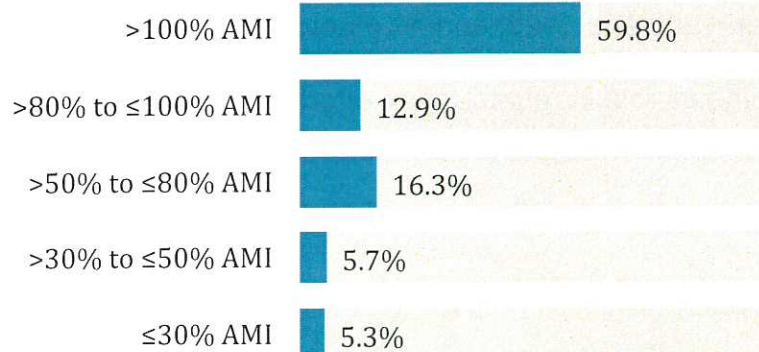
Renter-Occupied Housing Units by Year Built



Household Income & Needs

The median household income in Providence is \$64,561, which is \$14,194 above the area median income (AMI) for Cache County (\$50,367). Given these figures, 5.3 percent of the households in Providence earn less than or equal to 30 percent of AMI, 5.7 percent earn between 30 and 50 percent of

Households by Income Level (Present)



AMI, 16.3 percent earn between 51 and 80 percent of AMI, 12.9 percent earn between 81 and 100 percent of AMI, and 59.8 percent earn more than 100 percent of AMI. Households that earn a moderate income (80 percent of AMI) or less make up 27.4 percent of Providence's population.

Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$340	\$4,931
>30% to ≤50% AMI	\$567	\$32,887
>50% to ≤80% AMI	\$907	\$74,820
>80% to ≤100% AMI	\$1,133	\$102,776

Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 76.7 percent of Providence's

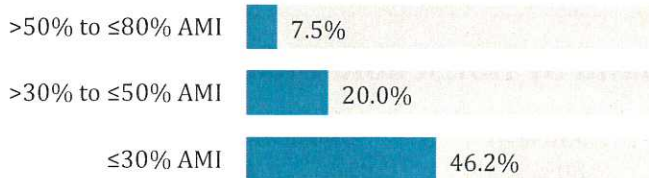
renter households that earn a moderate income or less and 46.1 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Providence's residents would benefit from additional affordable rental and ownership options.

Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)

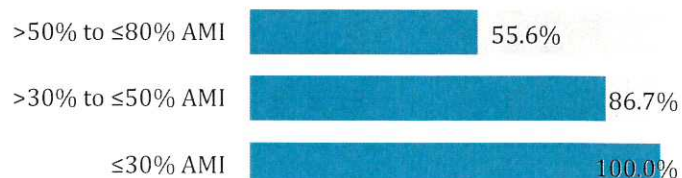


Households Spending 50% or More of Monthly Income on Housing (by Income Level)

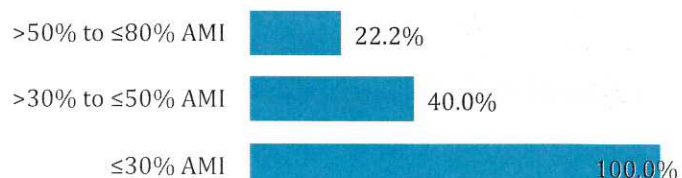


Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)

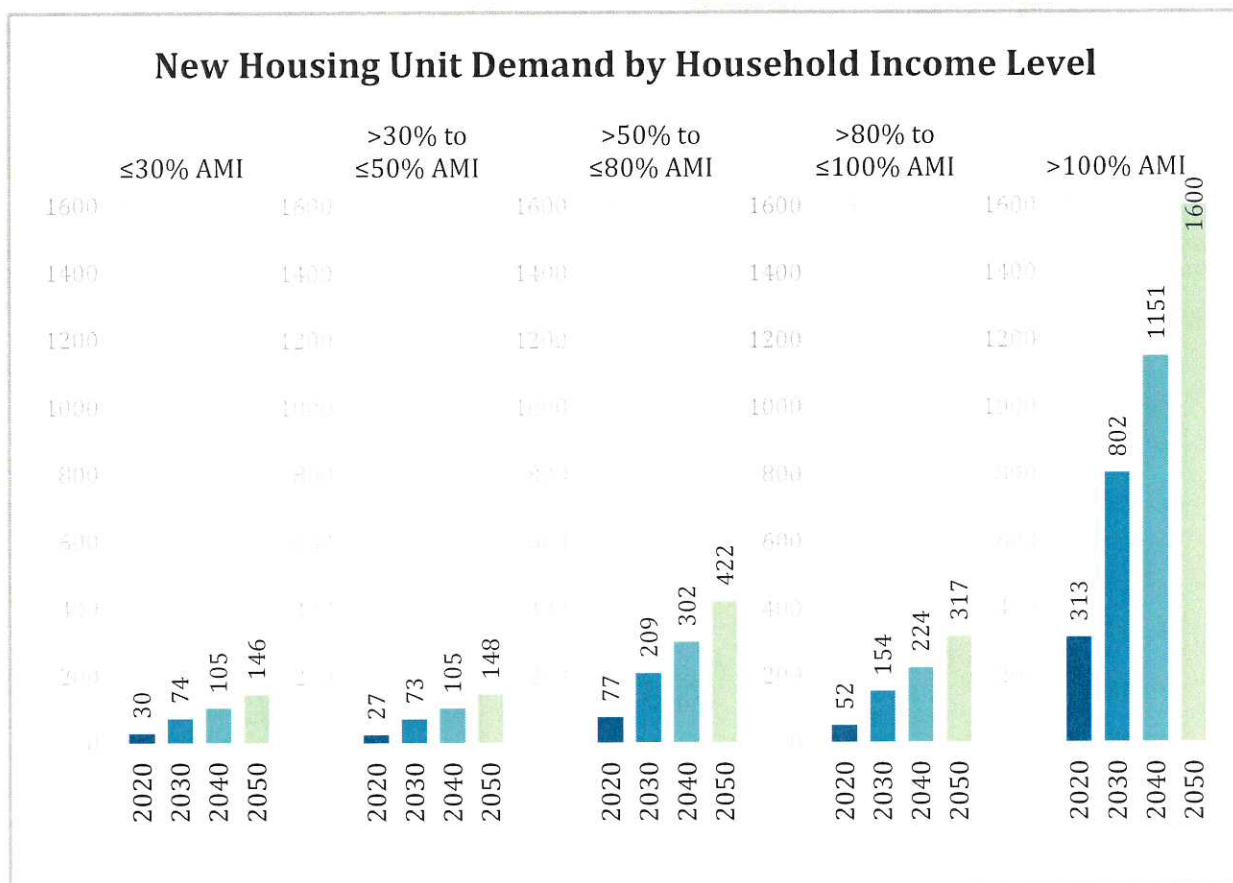


Population Change and Affordable Housing Demand

The population of Providence is expected to increase from 7,075 in 2010 to 9,050 by 2020 and 11,770 by 2030. These additional residents amount to an additional 607.7 households by 2020 and an additional 1444.6 households by 2030, based on the city's current average household size (3.25).

Based on population change, observed income levels, and existing vacancies, it is projected that Providence will need an additional 500 housing units by 2020. Of those 500 units, 30 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 27 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 77 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.

By 2030, Providence will need an additional 1312.6 housing units. Of those 1312.6 units, 74 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 73 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 209 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.



Special Needs Groups

Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Providence residents with disabilities is comparable to national figures, approximately 521 Providence residents under the age of 65 and 295 Providence residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 11.3 percent of Providence's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to decrease to 9.8 percent by the year 2020 and 9.5 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Providence may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 percent of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Providence, which is approximately 39. Given this estimate, Providence should consider developing or promoting programs designed to help these individuals become stably housed.

B. AFFORDABLE HOUSING POLICY STATEMENT

The following statement is primarily based on the changes recommended by the implementation policies of the Land Use Element of the City's General Plan. It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.) will place some restrictions on the type and density of any residential development in the City. To meet the current and future affordable housing needs, zoning codes need to be continually evaluated and, if necessary, changed to allow for more affordable housing choices.

Goals, Policies and Implementation Measures

- It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.), will place some restrictions on the type and density of any residential development in the City. To meet the current and future affordable housing needs, and to protect current residential property owners, zoning codes/ordinances will be evaluated as needed to protect existing property owners first and then allow zoning requests to be presented to

council for consideration of other types of affordable housing. The Planning Commission will review the future zoning map, the area regulations, and the usage regulations, to ensure Providence City is providing reasonable opportunity for a variety of housing including moderate income housing.

- Review this policy statement every two years.